

Salterns Court

Sandbanks Road, Lilliput BH14 8HS

Guide Price £425,000 Share of Freehold

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ESTATE AGENTS





Property Summary

An incredibly spacious top floor two-bedroom apartment set in an exclusive development, enjoying stunning 180 degree views of Poole Harbour and two balconies. Offering added value potential and an ideal location near Salterns Marina, sandy beaches and the amenities of Lilliput Village.



Key Features

- Communal entrance with a lift to the third floor
- Large reception hallway with storage
- Living room with doors opening to two private balconies
- Two generous sized bedrooms both with fitted wardrobes
- Large family bathroom
- Stunning elevated Poole Harbour views
- Sought after location
- Private garage
- Residents parking
- No forward chain



About the Property

On entering the apartment, you are immediately impressed by the feeling of space. The reception hallway has a large double storage cupboard, and the central positioning of the hallway separates the living accommodation from the bedrooms perfectly.

The living room is a delightful room accessed via double doors and offers plenty of space for soft seating and dining and direct access out to two separate south/west facing balconies, both enjoying stunning 180 degree views of Poole Harbour.

The kitchen is to the front of the apartment, with a range of units and space for free-standing appliances.

Both the principal bedroom and second bedroom are well proportioned, and both enjoy the benefit of fitted wardrobes and beautiful Poole Harbour views.

A family bathroom completes the accommodation.

Externally, the apartment has the benefit of a private garage and residents parking.

Tenure: Share of Freehold

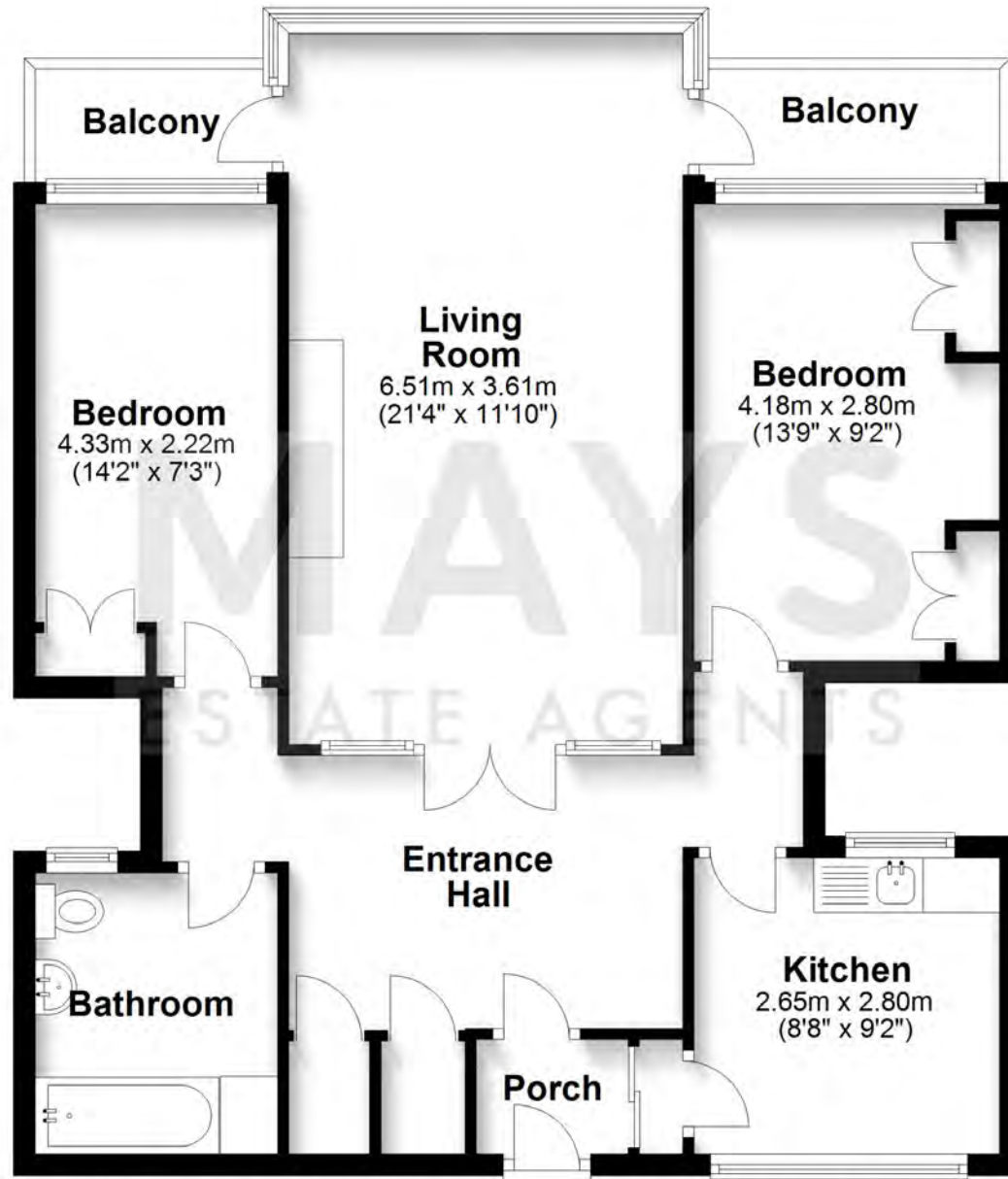
Annual Service Charge: £4,000 pa – to include hot water and heating

Council Tax Band: D

We have been advised that pets are not permitted.



Main area: approx. 76.9 sq. metres (827.4 sq. feet)
Plus balconies, approx. 5.7 sq. metres (61.3 sq. feet)



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Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



About the Location

Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth.

The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills with fantastic walking and cycling trails.

Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

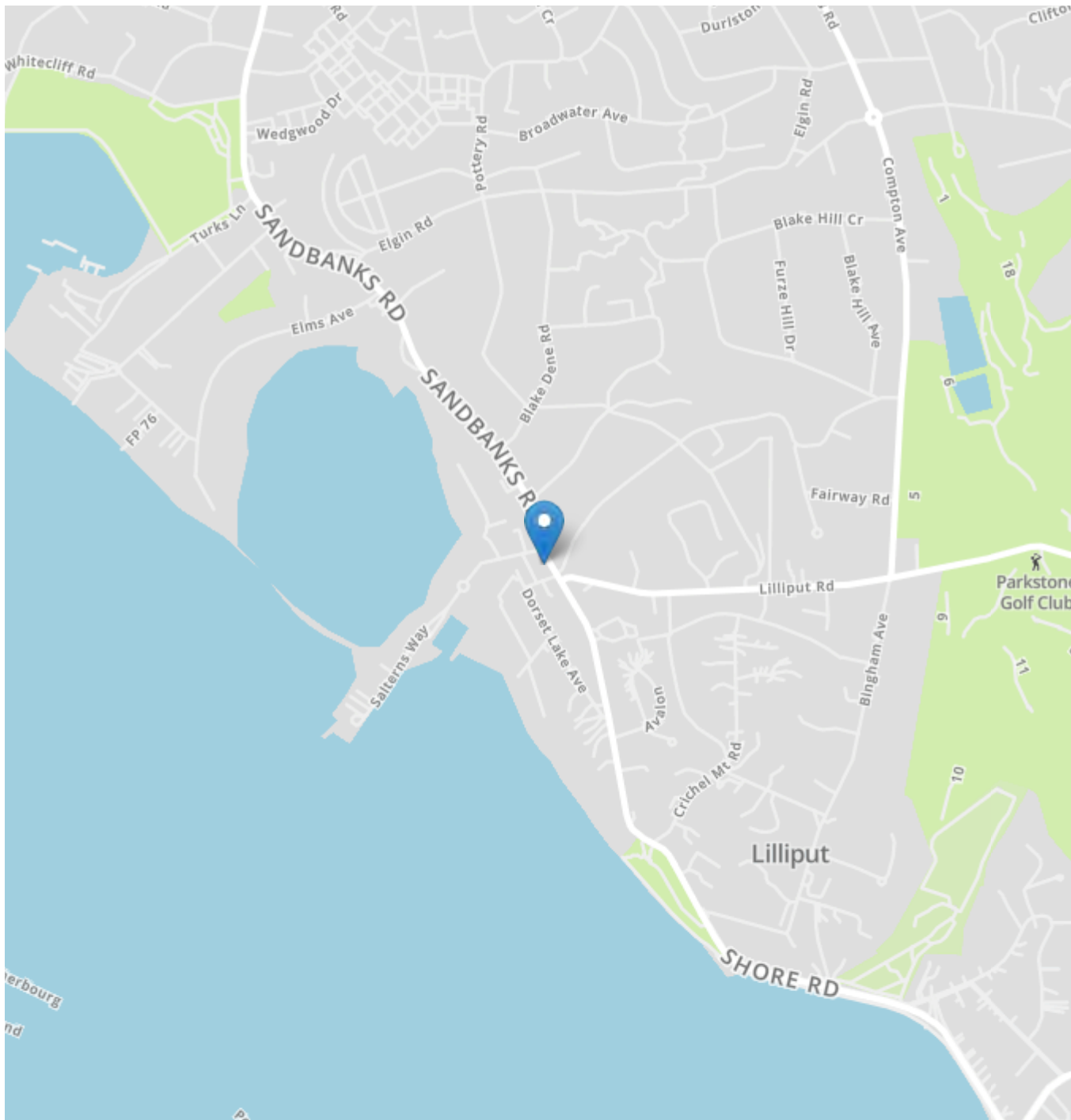


About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

Mays Estate Agents - Sales and Head Office

290 Sandbanks Road, Lilliput, Dorset BH14 8HX

T: 01202 709888

E: sales@maysestateagents.com (sales)

E: lettings@maysestateagents.com (lettings)

www.maysestateagents.com

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